



BEN ROSE

Bredon Avenue, Euxton, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom semi-detached home, located in the desirable village of Euxton. This charming property offers an excellent opportunity for families seeking a spacious and versatile living space. Nestled in a sought-after residential area, the home benefits from a range of local amenities, including shops, reputable schools, and leisure facilities. Euxton also offers fantastic transport links, with easy access to the M6 and M61 motorways, providing direct routes to nearby towns and cities such as Chorley and Preston. The village is well-served by bus routes, and Euxton Balshaw Lane train station is within close proximity, offering convenient rail connections.

As you step into the property, you are welcomed by an inviting entrance hall that sets the tone for the rest of the home. The spacious front lounge has ample natural light from the bay-fronted window, creating a warm and comfortable atmosphere. A feature fireplace serves as the focal point of the room, adding to its charm. Moving through, a reception hall provides access to the lovely kitchen/diner. This modern space is fitted with integrated appliances, including an oven, fridge freezer, and induction hob. The dining area offers ample space for family meals, with sliding doors leading out to the garden, seamlessly blending indoor and outdoor living. The ground floor also houses two well-proportioned bedrooms, with the fourth bedroom currently being utilised as a separate dining room, offering flexibility to suit different family needs. A stylish and contemporary shower room completes the ground floor accommodation.

Ascending to the first floor, you will find two generously sized bedrooms, both offering ample space for furnishings. The master bedroom benefits from an abundance of natural light, creating a relaxing retreat. A beautifully appointed three-piece family bathroom serves the upper floor, boasting a luxurious freestanding bath, perfect for unwinding after a long day.

Externally, the property features a driveway with space for one car, leading up to the single integrated garage, complete with a roller shutter door for added convenience. The front garden is beautifully maintained, with a well-kept lawn offering privacy by the tall hedging. To the rear, a sizeable garden wraps around to the side of the home, providing an excellent outdoor space for families. The garden is predominantly laid to lawn, offering plenty of room for children to play, while a patio area presents an ideal setting for outdoor dining and entertaining.

This fantastic home is an excellent choice for families seeking a spacious and well-presented property in a highly desirable location, offering convenience, comfort, and a generous outdoor space.

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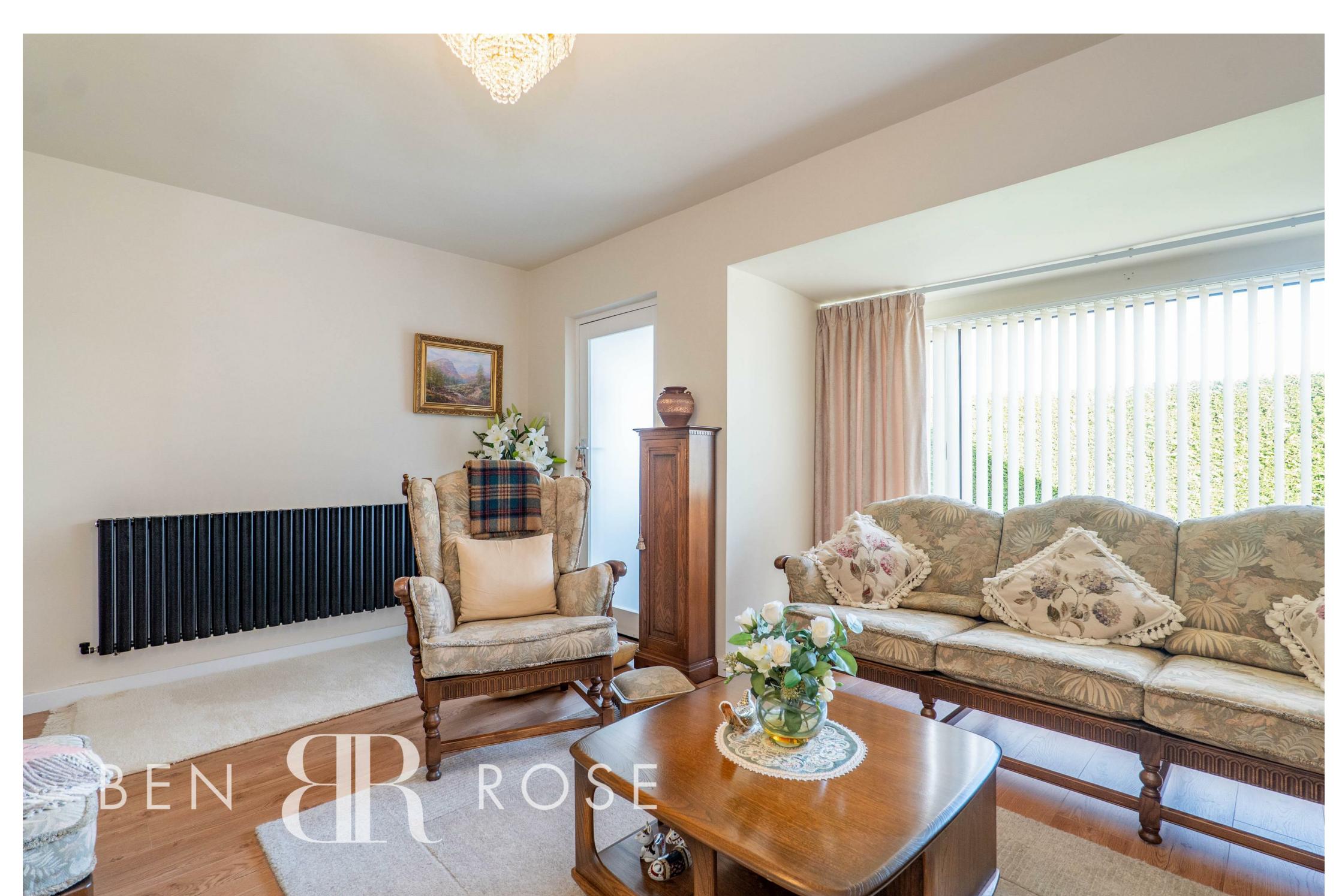




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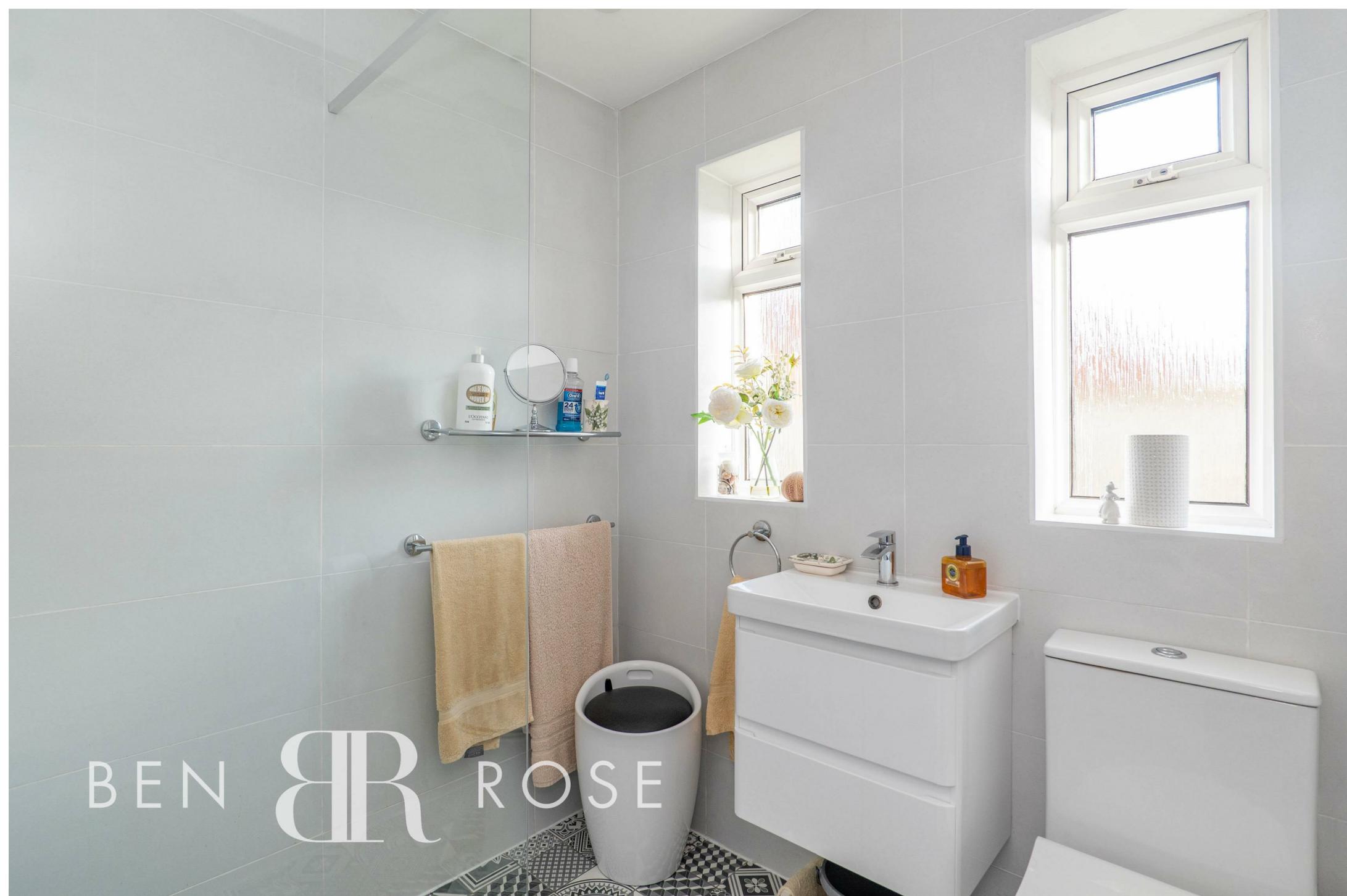




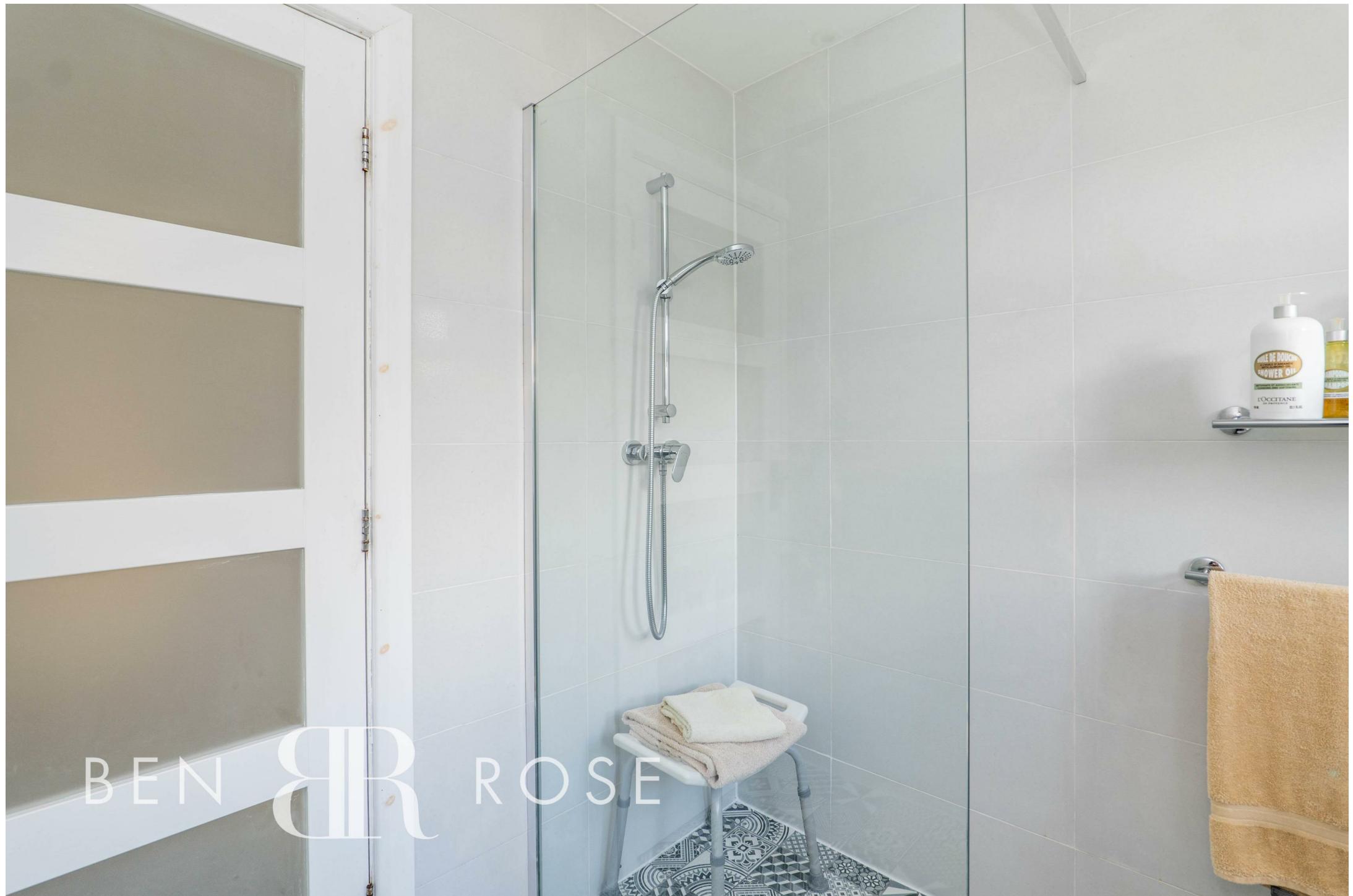
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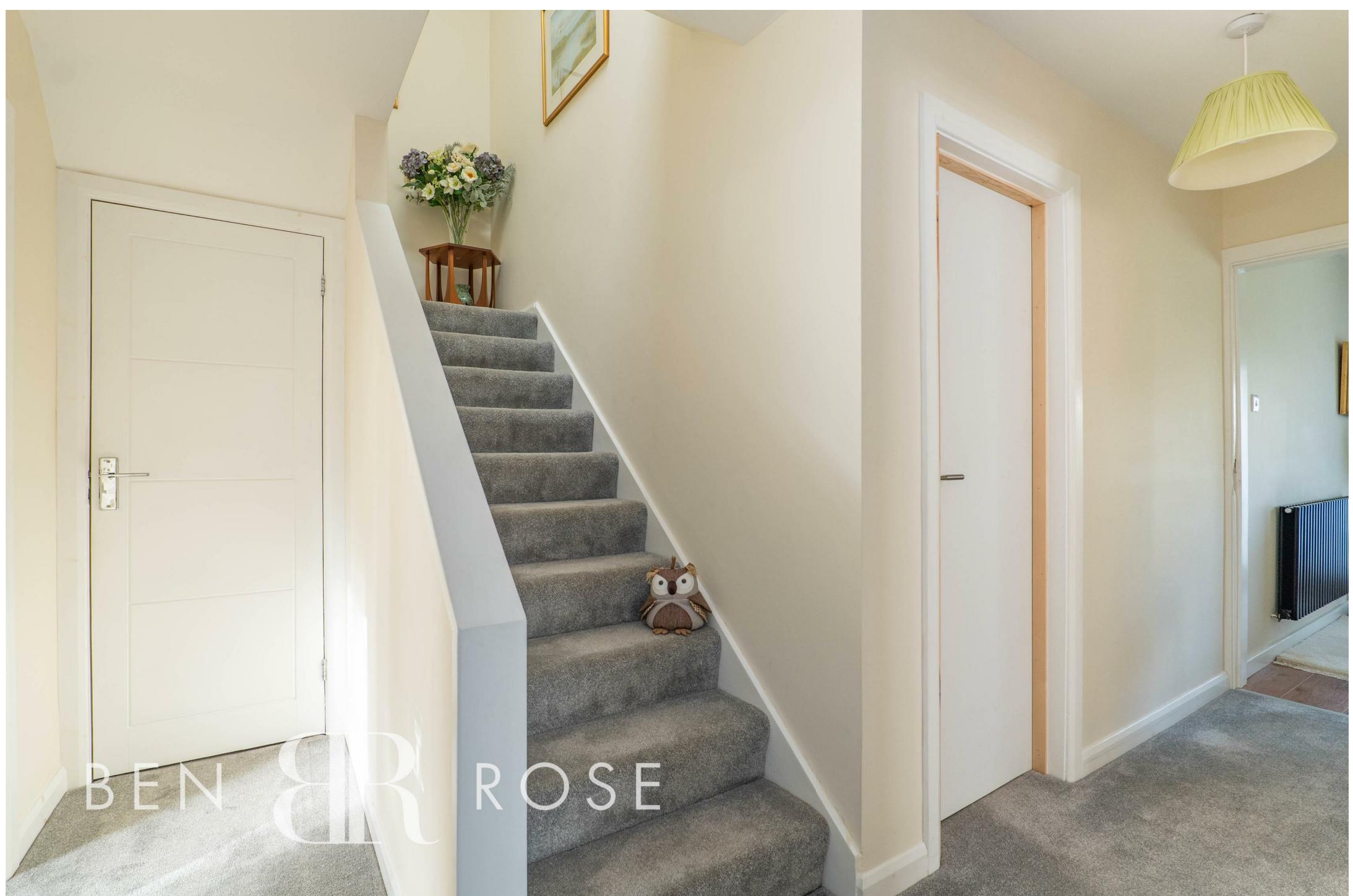
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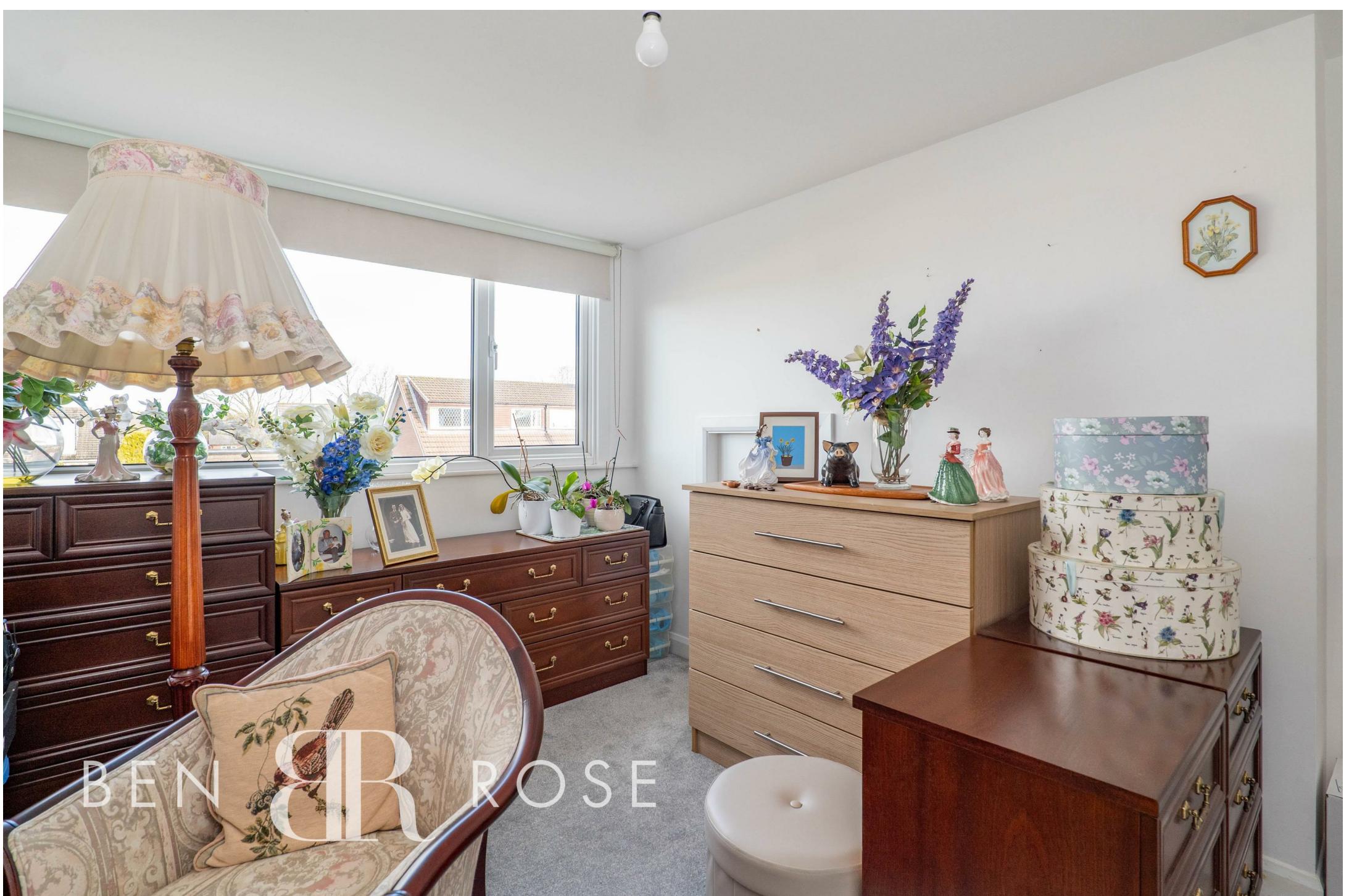


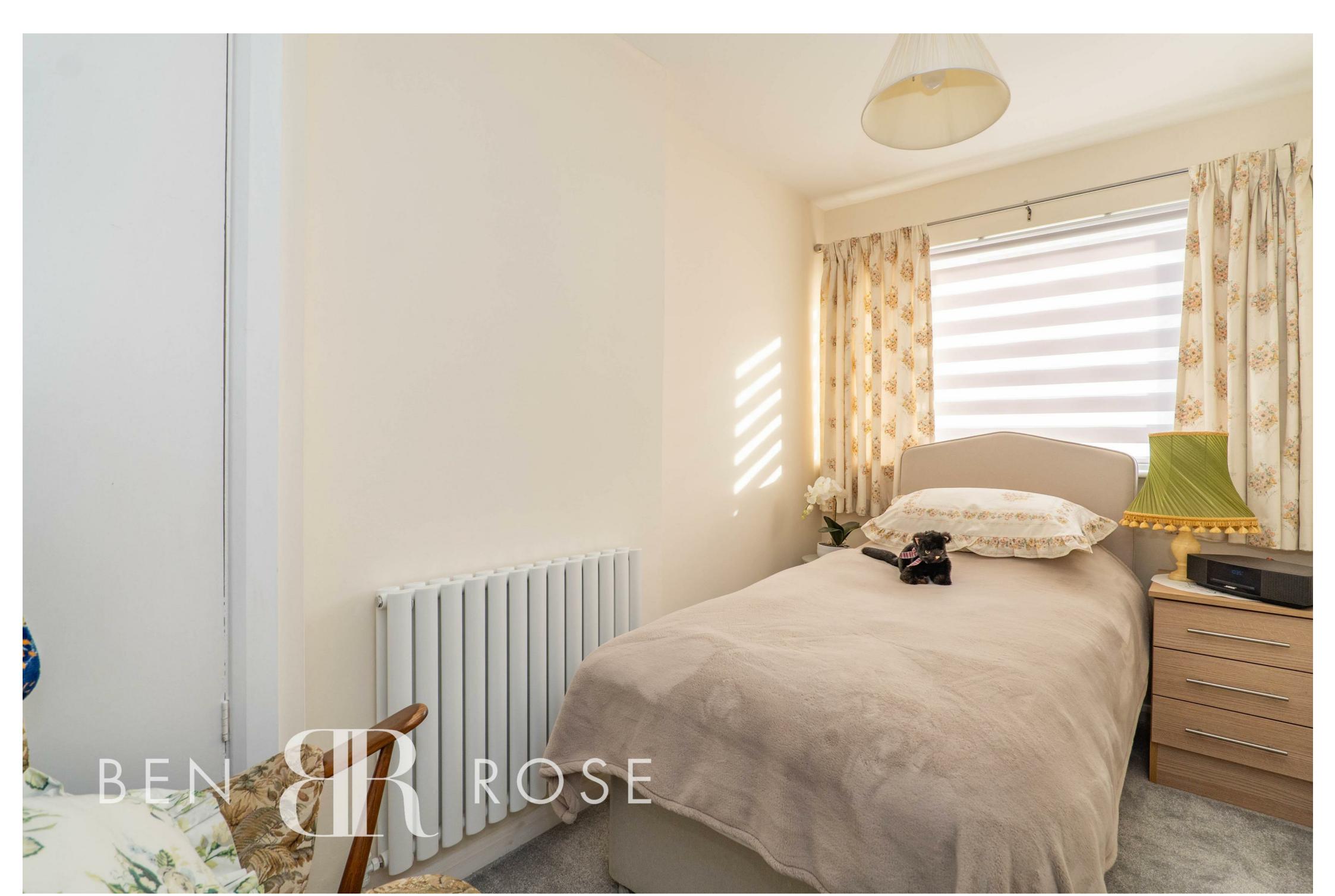


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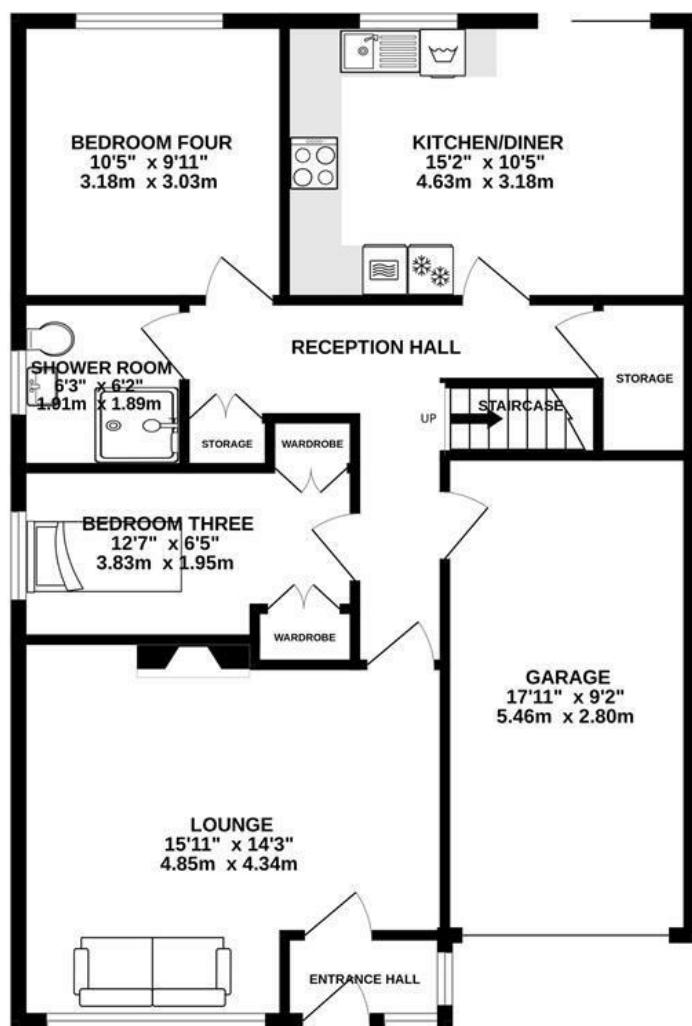


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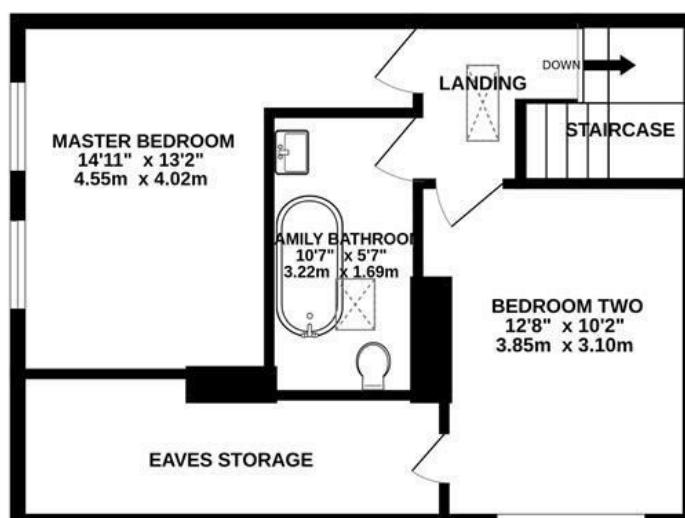


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GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

